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ABSTRACT

Data from 100 school systems in 34 states show that public schools are in a state of critical disrepair. The physical deterioration of the schools is the result of a variety of factors--including the rapid increase in energy prices, state tax and expenditure limitation measures, and health and safety requirements--that have reduced spending for maintenance and capital improvements. Participating districts identified 14 major areas in need of immediate repair. The most serious and frequently mentioned (71 percent) involved roof repair and replacement, followed by heating, ventilating, and air conditioning repairs and replacement (27 percent), and interior remodeling and modernization (23 percent). One of the most costly repairs, cited by 19 percent of the responding school districts, concerned boiler repair and replacement. Other important problems involved meeting requirements for the handicapped, new fire and safety codes, and asbestos removal. Separate tables for each district show budget allocations, deferred expenditures, and the top three priorities for maintenance and repair. (MLF)

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THE MAINTENANCE GAP:

DEFERRED REPAIR AND RENOVATION

IN THE

NATION'S ELEMENTARY AND SECONDARY SCHOOLS

U.S. DEPARTMENT OF EDUCATION
NATIONAL INSTITUTE OF EDUCATION
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January 1983

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A Joint Report by the

American Association of School Administrators

Council of Great City Schools

National School Boards Association

EA 015 737

The Maintenance Gap: Deferred Repair and Renovation
in the Nation's Elementary and Secondary Schools

The nation's educational infrastructure is in a state of critical disrepair. Building experts estimate that schools are deteriorating at a far faster rate than they can be repaired, and faster than most other public facilities. Plumbing, electrical wiring, and heating systems in many schools are dangerously out-of-date; roofing is below code in thousands of schools; and school-operated transit systems are judged by some to be unsafe. The accumulated cost to repair the nation's public elementary and secondary schools can now be conservatively placed at approximately $25 billion.[1] The purpose of this report is to bring to light a critical part of the public infrastructure problem, the deterioration of America's school buildings.

The data for the report comes from 100 school systems across the country, including the major inner-city districts, suburban and rural districts. The problem reported is evident in every type of district although it is more critical in some districts than in others.

Many children and teaching staff are experiencing increasing disruptions in classroom routine as heating facilities, lighting, and fuses break down. Dangerous levels of asbestos continue to exist in many schools; barriers to handicapped youngsters remain. The result has been not only reduced efficiency and productivity, but a deteriorated sense of confidence among the public in our education facilities. Worn-out, shabby and unsafe facilities create impressions of the educational

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[1] This is a current dollar figure.

capabilities of the schools. When the public feels uncertain about the schools educational capability it is difficult to convince the public to vote the taxes required to maintain the schools.

School Districts: the largest unit of Local Government

The condition of the nation's public schools has received almost no serious consideration. This lack of attention is surprising when one considers that elementary and secondary education is the principal activity of 20% of the nation's population: 41 million public school students, 2.4 million teachers, and 300,000 administrators. In addition, the 15,000 school districts nationwide will spend approximately 7% of the Gross National Product (GNP) in FY 1983 -- over $100 billion -- to teach children to read and write. In fact, several school systems (e.g. New York City, Los Angeles, and Chicago) have larger annual budgets than some states.

Education forms the largest single public enterprise in most communities, with schools hiring a larger number and wider variety of workers and maintaining a greater number of buildings than any other public institution.[2] The idealized image of the one-room school is no longer an accurate portrayal of our educational establishment. The school infrastructure problem is of a magnitude equal to or exceeding all other government facilities.

Reasons for Maintenance Gap

The physical deterioration of the public schools is the result of a

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[2]Nationwide in 1980 were 4,278,000 local school employees and 3,663,000 local government employees. Source: Table 508, Statistical Abstract of the United States - 1981, U.S. Department of Commerce, Bureau of the Census.

wide variety of factors. Like many public facilities, the schools were hit hard in the 1970's by the rapid increase in energy prices. Most schools, particularly in the older eastern communities, continue to be heated with fuel oil that has escalated in market price and is required in greater quantity in older buildings. The Chicago district, for example, saw its electrical costs increase by 494% between 1972 and 1980 and its natural gas costs rise by 196% over the same period. The proportion of funding devoted to increasing fuel costs has robbed schools of monies needed to update boilers or change to cheaper forms of heating. The problem is further compounded for schools that often require higher temperatures for very young children.

Public schools have also been severely hit by recent state tax and expenditure limitation measures, now enacted in 29 states since 1977. Pressures to reduce funding because of revenue limitations have normally resulted in sharper cuts to structural maintenance and capital outlays than to essential functions like instruction. In many cases the only remaining options for meeting repairs involve special levies or bonds. Levies are rejected by local voters in ever increasing numbers, and the new registered bond requirement in the 1982 Tax Act is expected to increase interest rates for school bonds issued to cover maintenance and capital expenses.

A third major reason for the physical deterioration of many public schools involves the age of the buildings, especially those found in the older cities. Nearly 20% of the schools in the older industrial cities were built before 1920, and a large number constructed before 1900 are still in use. In Chicago for instance, 100 of that city's 585 schools

(17.1%) were built before 1900, and many of these were constructed immediately following the Chicago fire of the 1870's. Electrical and plumbing facilities are literally failing apart in many of these buildings.

In addition to these factors, school buildings are also subject to inordinately high levels of wear and tear, vandalism, and other security problems. With the exception of public transportation systems, schools are open for public use for longer hours each day, a practice that puts a greater strain on the physical plant. Schools also service a younger population more often involved in property destruction and theft. Los Angeles Schools, for instance, reported 91 fires costing the system $1.2 million in the 1981-1982 school year and 40,000 broken windows costing $1 million. Vandalism and burglary of school property tend to be slightly more prominent in the suburbs where the value and quality of equipment is higher, but the phenomenon is universal.[3] The result is not only higher costs and more frequent repairs but a drain on school system budgets for needed security measures.

Another factor for school infrastructure needs involves population changes and cutbacks in capital spending. Between 1950 and 1970 the number of school-aged children in the population grew 5.5%. This trend resulted in school construction and repair throughout the nation. The Morgan Guarantee Trust of New York estimates that spending on new educational buildings increased at an annual average rate of over 6% in that twenty year period, even though maintenance spending as a percentage of local school budgets decreased dramatically. Capital outlays in the

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[3] Safe School Study, National Institute of Education, 1977.

major cities actually dropped 30% between 1970 and 1980. In this ten year period, the nation's public elementary and secondary school population dropped about 14% overall, and about 24% in the major cities. Annual spending on new school buildings increased by an average of only 1.4% a year over that ten year period, a rate lower than that spent on any other public facility except highways and bridges.

With the decline in enrollments, school construction and repairs essentially stopped by 1970. By 1990, education enrollment projections indicate that Nursery and Kindergarten enrollment will jump 33%. The cost of building and renovating additional space for this second generation baby boom will be added to the unpaid bill for deferred maintenance and capital outlays.

The final factor contributing to the enormous backlog of repair needs involves state and federal requirements to meet health and safety requirements. Section 504 of the Rehabilitation Act (P.L. 93-112) requires, for instance, that schools and other public buildings be made accessible to the physically handicapped, and is strictly enforced by the courts. The cost of an elevator between floors of an existing building will cost approximately $90,000 a piece. Three ramps for the handicapped to the Central Administration building cost the Philadelphia schools $20,000 when the city Art Commission ruled that the additions had to be architecturally compatible with nearby museums.

EPA requirements on asbestos removal and clean air regulations governing boilers are other areas where the federal government mandates that schools spend millions of dollars. At an estimated cost of $6.00/square foot to remove asbestos, the total cost in school districts

with millions of square feet of interior space can be prohibitive. Despite the requirements imposed by federal law, no funding from Washington has ever been provided.

The number of facilities operated by the schools and the amount of floor space is normally quite large, and far in excess of any other type of public metropolitan institution. The Fairfax County, Virginia, schools, for example, operate 187 buildings with over 17 million square feet of space. The Portland schools have total floor space in excess of the city's downtown acreage.

The effort required to maintain these huge facilities is both large and varied. School maintenance typically requires attention to roofing, interior and exterior painting, electrical systems, carpentry, heating and air conditioning, mechanical repairs, paving and blacktopping, transportation systems, security, flooring, lighting, food service, plumbing, masonry, and a host of other areas. Buildings usually include regular classroom facilities, portable units, administration buildings, bus barns, laboratories, warehouses and other service buildings.

Findings

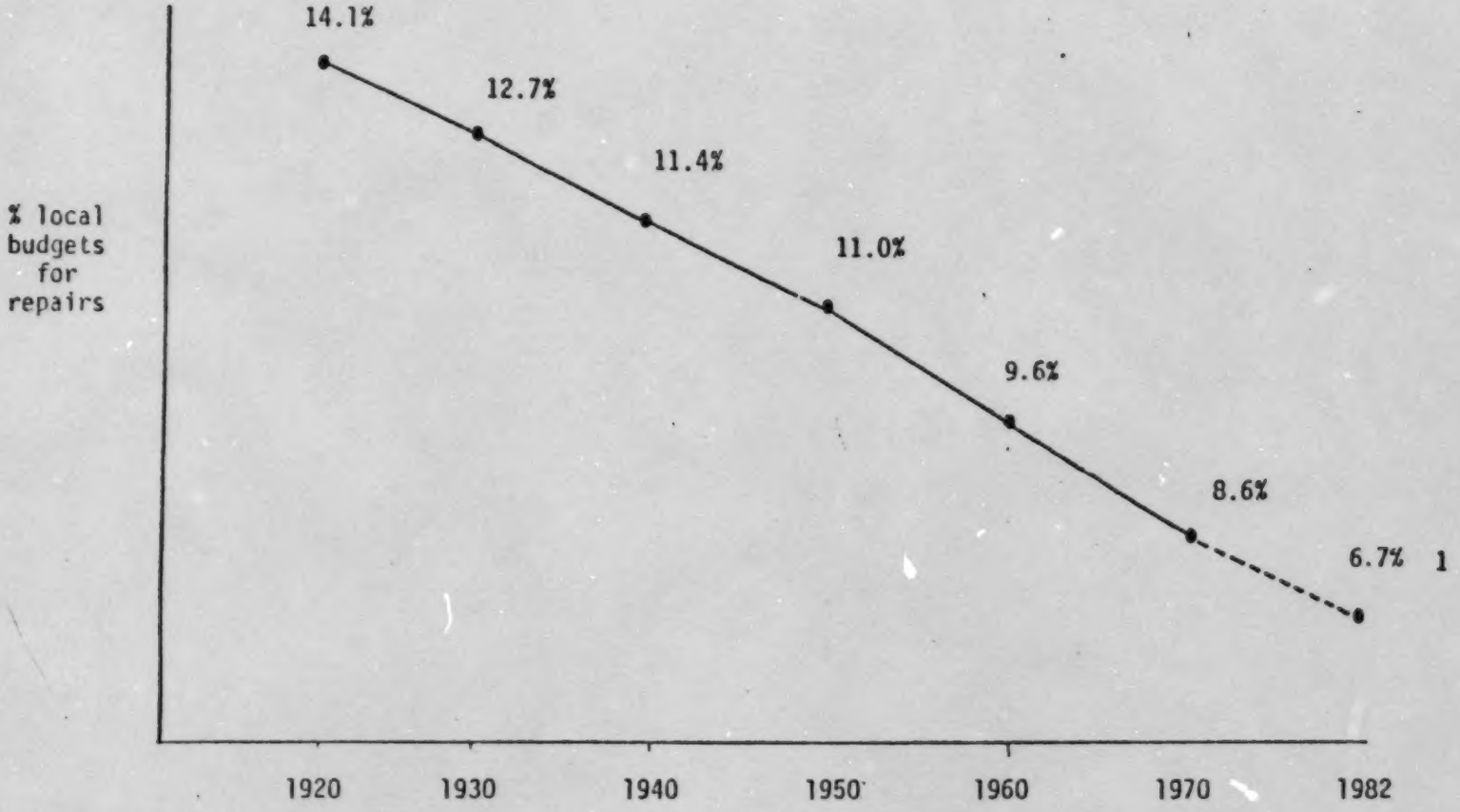
The 100 school systems that were surveyed for this report documented billions of dollars of accumulated deferred maintenance, capital improvements, and compliance with federal and state health and safety requirements. The districts range in size from New York City with an annual budget exceeding $3.2 billion and over 1000 facilities and Dade County (Miami) with over 2000 buildings to Elizabethtown, Tennessee, with annual expenditures of slightly under $5.0 million.

On average, the districts in this survey spend approximately 6.7% of their annual budgets on maintenance and capital improvements. This compares with 8.6% in 1970, 9.6% in 1960, and 14.1% in 1920 (see Table 1). To meet all maintenance and capital needs that have been deferred over the years, schools throughout the nation would be required to spend about 220% more on building improvements each year than they do now. The 100 districts in this survey now spend about $1.2 billion a year on maintenance and capital (excluding operational expenses for custodial salaries) but have accumulated a repair backlog of over $3.4 billion. (This backlog is based on estimations by the surveyed districts of documented deferred maintenance and capital improvement projects that have been identified and does not include the costs of new building needs, land acquisition, equipment replacement, furniture repair or transportation purchases). If all these identified accumulated maintenance needs are tallied for all 16,000 school districts across the nation, it is estimated that the total cost would be about 25 billion in current dollars.

The actual costs of deferring maintenance and renovation is difficult to compute. Costs not only escalate with inflation but the increased damage due to ignoring repair needs or energy loss increase costs geometrically. A roof that is unrepaired, for example, may allow water to damage other parts of a building and to cause additional energy loss.

The schools participating in this survey identified fourteen major areas in need of immediate repair (see Table 2). The most serious and frequently mentioned involved roof repair and replacement, followed by heating, ventilating and air conditioning repairs and replacement,

Table 1. Proportion of Local School Budgets Devoted to Maintenance 1920-1982



* Source: National Center for Education Statistics. Digest of Education Statistics, 1982.

[1] Estimate based on data in this survey.

interior remodeling and modernization, window replacement and electrical system needs.

The greatest need for repairs and replacements involves roofing, named by 71% of the surveyed districts. Roof upgrading and replacements are normally conducted on a 10-20 year cycle, with roof coating and major repairs needed every 3-5 years, and roof flashing every 5-10 years. Shingled roofs are normally in need of repair on a 12-15 year cycle. Because the greatest number of school building in the nation date to the 1950's and early 1960's, major roof repairs are now past due.

Compounding the problems with the newer buildings is that many were hurriedly constructed to accomodate the "baby boom" and were of modular construction, never intended to last more than 20 years. Virtually all construction in the 1950's and 1960's was marked by efforts to obtain the greatest amount of square footage for the lowest possible cost. The result was building with no long term serviceability in mind, and often with very little in the way of long-term quality. In contrast, the problem with older buildings involves not the quality of the construction, but the new building codes and the accumulated neglect.

One of the most costly repairs of the responding school districts concerns boiler repair and replacement. The age of many boilers is causing some of the problem, as many oil burners were actually converted from coal driven units and have never been replaced. In addition, new EPA clean air regulations have increased. Alterations in boilers to meet regulatory requirements are often incompatible with their original designs. Unfortunately the cost of switching boilers to meet the requlatory requirements and cheaper fuel sources is prohibitive and

Table 2. Repair and Maintenance Priorities for Surveyed Public Elementary and Secondary Schools

Priority	% of Schools in Sample
1. Roof repair and replacement	71%
2. Heating, ventilating, and air conditioning repair and replacement	27%
3. Interior modernization	23%
4. Window replacement	20%
5. Electrical systems	20%
6 Boiler repair and replacement	19%
7. Painting	17%
8. Paving	15%
9. Handicapped access	13%
10. Asbestos removal	11%
11. Insulating	9%
12. Plumbing	6%
13. New buildings	4%
14. Floor repairs	3%

outside of the capabilities of most financially hard-pressed school systems. Ideally, school districts should have the capacity to conserve fuel dollars by converting to two-way and three way boilers.

The third important group of problems of the surveyed districts involves meeting requirements for the handicapped (13%), new fire and safety codes (20%), and asbestos removal (11%). The EPA requires that all schools be assessed for asbestos by June 1, 1983, yet there is no appropriation to help offset costs. Compounding these requirements are

new demands on schools to construct facilities for services that had in the past been provided by other community agencies. The districts included in this survey estimate that the total cost of meeting unmet federal and state health and safety requirements will amount to $575,966,799.

Other maintenance and repair priorities include:

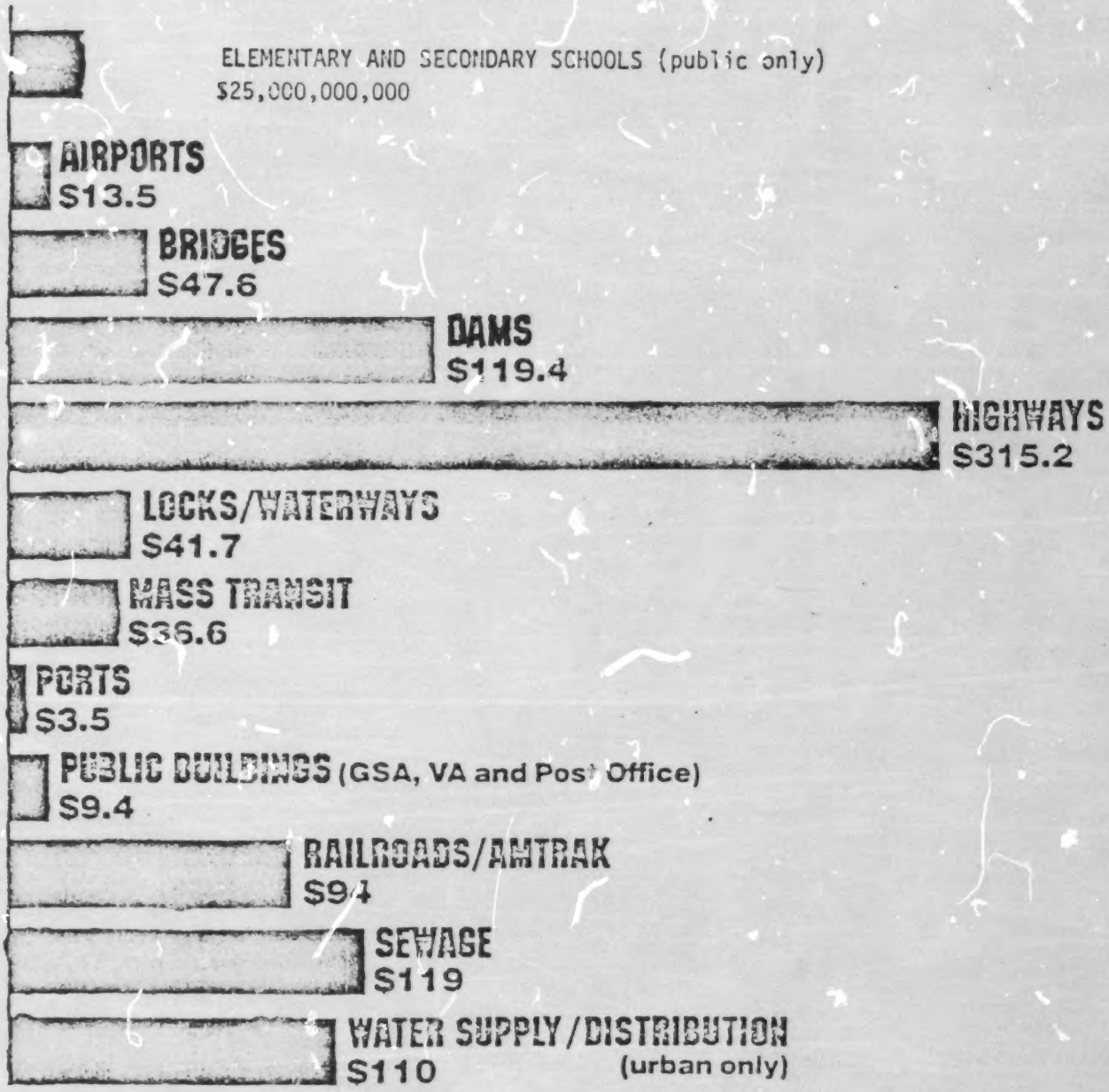
- Painting which is needed on exterior surfaces every 5-8 years and on interior surfaces every 6-10 years
- Replacement of floor tiles which is needed about every 20 years
- The repair and replacement of lighting fixtures. Lighting fixtures are vulnerable to vandalism. Some types of lighting have been suggested as the cause of increases in hyperactivity in some small children.
- The replacement of windows. This job is one of the most frequent and costliest routine building repairs.

Employment Opportunities in School Rennovation

The kinds of work required to meet these priorities involve a wide variety of jobs including roofers, carpenters, furniture repairmen, glazers, boiler repairmen, sheet metal workers, cement finishers, paving equipment operators, and other skilled and unskilled laborers.

Unlike the highway bill, however, school construction and repair needs are highest in the same areas where unemployment is highest, providing an ideal mesh between building needs and employment needs.

Table 3. National Public Construction Needs for Schools and Others *
(in billions)



* Data for all sectors excluding schools from: Associated General Contractors of America. Fractured Framework: Why America Must Rebuild, November, 1982

Summary

In comparison with other public sectors, the construction and repair needs of the nation's schools are of similar magnitude to those for bridges, mass transit systems, and locks/waterways. Table 3 shows the total national accumulated deferred maintenance needs for public elementary and secondary schools in comparison with other public sectors. Construction and repair needs for schools rank among the most serious in the nation.

Almost every school system in the country can point to deferred maintenance needs. For the most part, the needs listed for each school district can be documented on a school-by-school basis and have been sitting on the shelf awaiting funding. Because of the careful logging and the short time needed for the standard school bidding process, work on most of the building needs could begin immediately, or within 60-90 days.

Schools are under constant pressure to improve curriculum and instruction, which is their mission. The safety and operating efficiency of those schools are also essential to good education and to the confidence that the public has in this important institution. The data clearly show that schools throughout the nation, particularly those in the older inner cities, have deferred billions of dollars of repairs. The bill for postponing this maintenance has come due and will only increase with time.

SCHOOL DISTRICTS PARTICIPATING IN STUDY

Alabama
- Birmingham

Alaska
- Anchorage
- Ketchikan

Arizona
- Tucson USD

California
- Cupertino
- Hayward
- Irvine
- Los Angeles
- Long Beach
- Napa Valley Unified
- Oakland
- San Francisco
- Torrance

Colorado
- Denver
- Fort Collins
- Jefferson County

District of Columbia

Florida
- Dade County (Miami)
- Hillsborough County (Tampa)
- Orange County
- Pensacola

Georgia
- Atlanta
- Clarke County School District

Illinois
- Chicago

Indiana
- Evansville
- Fort Wayne
- Mt. Vernon

Kansas
- Junction City
- Topeka
- Wichita

Maryland
- Baltimore City
- Columbia
- Rockville

Massachusetts
- Boston
- Fall River

Michigan
- Ann Arbor
- Detroit
- Lansing
- Southfield

Minnesota
- Duluth
- Minneapolis
- St. Paul

Missouri
- St. Louis

Nebraska
- Omaha

Nevada
- Las Vegas

New Jersey
- Long Branch
- Newark
- Paterson

New Mexico
- Albuquerque

New York
- Buffalo
- Canastota
- East Patchoque
- Great Neck
- Montrose
- Newburgh
- New York
- North Salem
- Rochester
- Sodus
- Spring Valley
- Syracuse City School District
- Westbury
- West Nyack
- Wolcott

North Carolina
- Buncombe City Schools (Asheville)
- Greensboro

Ohio
- Cleveland
- Columbus
- Toledo

Oregon
- Portland

Pennsylvania
- Philadelphia
- Pittsburgh

Rhode Island
- Bristol
- Newport
- North Kingstown

South Carolina
- Greenville

Tennessee
- Chattanooga
- Elizabethton
- Fayetteville
- Greeneville
- Memphis
- Nashville (Metro)

Texas
- Alief
- Austin
- Dallas
- Houston
- McAllen

Utah
- Salt Lake City

Virginia
- Chesapeake
- Fairfax
- Norfolk
- Portsmouth
- Virginia Beach City

Washington
- Bothell
- Federal Way
- Seattle
- Tacoma
- Walla Walla

West Virginia
- Charleston
- Parkersburg

Wisconsin
- Milwaukee

Albuquerque, New Mexico

District Profile

Total Budget '82-'83 SchoolYear	$252,675,000
Number of Buildings	120
Budget for Maintenance and capital outlay	$ 15,749,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.2%

Unmet Need

1. Deferred Maintenance	$2,500,000
2. Deferred Capital Outlays (major replacement such as roofs)	0
3. Deferred Compliance with federal and state health and safety requirements	0

TOTAL DEFERRED EXPENDITURES

$2,500,000

Priorities for Maintenance and Repair

1. Window replacement.
2. Roofing.
3. Exterior and interior painting.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Atlanta, Georgia

District Profile	
Total Budget '82-'83 SchoolYear	$177,276,000
Number of Buildings	165
Budget for Maintenance and capital outlay	$ 7,969,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	4.5%

Unmet Need	
1. Deferred Maintenance	$ 3,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$11,000,000
3. Deferred Compliance with federal and state health and safety requirements	$13,000,000
TOTAL DEFERRED EXPENDITURES	$27,000,000

Priorities for Maintenance and Repair

1. Asbestos detection and removal.
2. Roofs and roof repair.
3. Boilers and air conditioners and pipe repair.

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Baltimore, Maryland

District Profile

Total Budget '82-'83 SchoolYear	$328,000,000
Number of Buildings	205
Budget for Maintenance and capital outlay	$ 5,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	1.5%

Unmet Need

1. Deferred Maintenance	$30,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$12,000,000
3. Deferred Compliance with federal and state health and safety requirements	0

TOTAL DEFERRED EXPENDITURES

$42,000,000

Priorities for Maintenance and Repair

1. Roofing.
2. Heating plants.
3. Electrical systems.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Birmingham, Alabama

District Profile	
Total Budget '82-'83 SchoolYear	$93,929,511
Number of Buildings	104
Budget for Maintenance and capital outlay	$ 8,785,892
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	9.4%

Unmet Need	
1. Deferred Maintenance	$ 2,450,000
2. Deferred Capital Outlays (major replacement such as roofs)	$19,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 1,250,000
TOTAL DEFERRED EXPENDITURES	$22,700,000

Priorities for Maintenance and Repairs

1. Roof, boiler, and heating repair.
2. Major renovation in old buildings built before 1931.
3. Energy conservation.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Boston, Massachusetts

District Profile		Unmet Need	
Total Budget '82-'83 SchoolYear	$226,000,000	1. Deferred Maintenance	$45,000,000*
Number of Buildings	130	2. Deferred Capital Outlays (major replacement such as roofs)	$ ---*
Budget for Maintenance and capital outlay	$ 6,000,000	3. Deferred Compliance with federal and state health and safety requirements	$ 7,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	2.7%		

TOTAL DEFERRED EXPENDITURES $52,000,000

Priorities for Maintenance and Repair

1. Boiler replacement and repair.
2. Roof repair.
3. Structural repair.

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Buffalo, New York

District Profile

Total Budget '82-'83 SchoolYear	$158,000,000
Number of Buildings	75
Budget for Maintenance and capital outlay	$10,497,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.6%

Unmet Need

1. Deferred Maintenance	$30,000,000*
2. Deferred Capital Outlays (major replacement such as roofs)	---*
3. Deferred Compliance with federal and state health and safety requirements	$ 5,000,000

TOTAL DEFERRED EXPENDITURES

$35,000,000

Priorities for Maintenance and Repair

1. Roof repair.
2. Structural repair.
3. Lighting repair.

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Chicago, Illinois

District Profile

Total Budget '82-'83 SchoolYear	$1,300,000,000
Number of Buildings	625
Budget for Maintenance and capital outlay	$ 16,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	1.2%

Unmet Need

1. Deferred Maintenance	$100,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$100,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 80,000,000
TOTAL DEFERRED EXPENDITURES	$280,000,000

Priorities for Maintenance and Repair

1. Roofing repairs.
2. Structural deficits.
3. General renovation.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Cleveland, Ohio

District Profile

Total Budget '82-'83 SchoolYear	$270,000,000
Number of Buildings	150
Budget for Maintenance and capital outlay	$ 18,728,250
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.9%

Unmet Need

1. Deferred Maintenance	$50,000,000*
2. Deferred Capital Outlays (major replacement such as roofs)	---*
3. Deferred Compliance with federal and state health and safety requirements	NA

TOTAL DEFERRED EXPENDITURES

$50,000,000

Priorities for Maintenance and Repair

1. Roof repairs.
2. Interior painting and plastering.
3. Rewiring.

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Dade County, Florida (Miami)

District Profile

Total Budget '82-'83 SchoolYear	$860,409,997
Number of Buildings	2,010
Budget for Maintenance and capital outlay	$169,394,712
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	19.7%

Unmet Need

1. Deferred Maintenance	$ 12,320,100
2. Deferred Capital Outlays (major replacement such as roofs)	$152,000,000*
3. Deferred Compliance with federal and state health and safety requirements	$ 22,500,000
TOTAL DEFERRED EXPENDITURES	$186,820,100

Priorities for Maintenance and Repair

1. Painting and glazing.
2. Roof maintenance.
3. Replacement of floor Surfaces.

*School district survey of teachers revealed 724,630,000 is needed. This survey repeats the school administrations calculations.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Dallas, Texas

District Profile

Total Budget '82-'83 SchoolYear	$310,000,000
Number of Buildings	215
Budget for Maintenance and capital outlay	$ 18,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	5.8%

Unmet Need

1. Deferred Maintenance	$14,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$ 5,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 7,500,000

TOTAL DEFERRED EXPENDITURES

$26,500,000

Priorities for Maintenance and Repair

1. Roofs.
2. Asbestos detection.
3. New building.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Denver, Colorado

District Profile	
Total Budget '82-'83 SchoolYear	$223,682,000
Number of Buildings	131
Budget for Maintenance and capital outlay	$ 2,200,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	1.0%

Unmet Need	
1. Deferred Maintenance	$ 3,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$15,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 2,000,000
TOTAL DEFERRED EXPENDITURES	$20,000,000

Priorities for Maintenance and Repair

1. Roof replacement.
2. Resurfacing of asphalt areas.
3. Painting.

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Detroit, Michigan

District Profile

Total Budget '82-'83 SchoolYear	$672,000,000
Number of Buildings	307
Budget for Maintenance and capital outlay	$81,780,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	12.2%

Unmet Need

1. Deferred Maintenance	
2. Deferred Capital Outlays (major replacement such as roofs)	$273,500,000*
3. Deferred Compliance with federal and state health and safety requirements	$ 34,500,000

TOTAL DEFERRED EXPENDITURES

$308,000,000

Priorities for Maintenance and Repair

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Long Beach, California

District Profile

Total Budget '82-'83 SchoolYear	$192,000,000
Number of Buildings	470
Budget for Maintenance and capital outlay	$ 8,600,000
Percentage of Total '82 '83 Budget for Maintenance and Capital Outlays	4.5%

Unmet Need

1. Deferred Maintenance	$7,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$5,500,000
3. Deferred Compliance with federal and state health and safety requirements	500,000

TOTAL DEFERRED EXPENDITURES

$13,000,000

Priorities for Maintenance and Repair

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Los Angeles, California

District Profile

Total Budget '82-'83 SchoolYear	$1,849,402,694
Number of Buildings	9,950
Budget for Maintenance and capital outlay	$54,929,544
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	3.0%

Unmet Need

1. Deferred Maintenance	$278,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$ 35,120,181
3. Deferred Compliance with federal and state health and safety requirements	$ 2,468,000

TOTAL DEFERRED EXPENDITURES

$315,588,181

Priorities for Maintenance and Repair

1. Roofing
2. Electrical and plumbing repairs.
3. Exterior painting.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Memphis, Tennessee

District Profile

Total Budget '82-'83 SchoolYear	$194,358,000
Number of Buildings	400
Budget for Maintenance and capital outlay	$ 9,300,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	4.8%

Unmet Need

1.	Deferred Maintenance	$ 8,000,000
2.	Deferred Capital Outlays (major replacement such as roofs)	$ 6,600,000
3.	Deferred Compliance with federal and state health and safety requirements	$ 7,500,000

TOTAL DEFERRED EXPENDITURES

$22,100,000

Priorities for Maintenance and Repair

1. Roofing.
2. Asbestos removal.
3. Window.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Milwaukee, Wisconsin

District Profile	
Total Budget '82-'83 SchoolYear	$341,034,276
Number of Buildings	200
Budget for Maintenance and capital outlay	$ 22,428,548
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.6%

Unmet Need	
1. Deferred Maintenance	$1,500,000
2. Deferred Capital Outlays (major replacement such as roofs)	$2,500,000
3. Deferred Compliance with federal and state health and safety requirements	$ 400,000
TOTAL DEFERRED EXPENDITURES	$4,400,000

Priorities for Maintenance and Repair

1. Replacing roofs.
2. Energy conservation -- caulking, weather stripping.
3. Painting, paving, resurfacing, etc.

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Minneapolis, Minnesota

District Profile	
Total Budget '82-'83 SchoolYear	$111,502,000
Number of Buildings	65
Budget for Maintenance and capital outlay	$ 10,100,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	11.0%

Unmet Need	
1. Deferred Maintenance	$45,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	0
3. Deferred Compliance with federal and state health and safety requirements	$ 4,500,000
TOTAL DEFERRED EXPENDITURES	$49,500,000

Priorities for Maintenance and Repair

1. Architectural barriers (Handicap access).
2. Energy conservation.
3. Painting.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Nashville, Tennessee

District Profile

Total Budget '82-'83 SchoolYear	$134,670,805
Number of Buildings	152
Budget for Maintenance and capital outlay	$ 6,238,643
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	4.6%

Unmet Need

1. Deferred Maintenance	$3,400,000
2. Deferred Capital Outlays (major replacement such as roofs)	$4,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 500,000

TOTAL DEFERRED EXPENDITURES

$7,900,000

Priorities for Maintenance and Repair

1. Roof replacement.
2. Window replacement.
3. Boiler replacement.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

New York City, New York

District Profile	
Total Budget '82-'83 SchoolYear	$3,000,000,000
Number of Buildings	1000
Budget for Maintenance and capital outlay	$171,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.02%

Unmet Need

1. Deferred Maintenance	$680,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$ *
3. Deferred Compliance with federal and state health and safety requirements	$ *

TOTAL DEFERRED EXPENDITURES

$680,000,000

Priorities for Maintenance and Repair

*Only total figures available

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Norfolk, Virginia

District Profile

Total Budget '82-'83 SchoolYear	$99,294,350
Number of Buildings	62
Budget for Maintenance and capital outlay	$ 4,214,879
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	4.2%

Unmet Need

1. Deferred Maintenance	$ 704,000
2. Deferred Capital Outlays (major replacement such as roofs)	$17,673,571
3. Deferred Compliance with federal and state health and safety requirements	$2,614,350

TOTAL DEFERRED EXPENDITURES

$20,991,921

Priorities for Maintenance and Repair

1. Barrier free schools (Handicapped access).
2. Asbestos encapaulation or removal.
3. Roof replacement.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Oakland, California

District Profile		Unmet Need	
Total Budget '82-'83 SchoolYear	$172,519,024	1. Deferred Maintenance	$1,419,244
Number of Buildings	270	2. Deferred Capital Outlays (major replacement such as roofs)	$2,312,204
Budget for Maintenance and capital outlay	$ 1,913,686	3. Deferred Compliance with federal and state health and safety requirements	$ 500,000 (2 year period)
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	1.1%		

TOTAL DEFERRED EXPENDITURES

$4,231,448

Priorities for Maintenance and Repair

1. remodeling & renovation of 79 buildings constructed prior to 1952 : aim (energy conservation).

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Omaha, Nebraska

District Profile

Total Budget '82-'83 SchoolYear	$108,445,855
Number of Buildings	100
Budget for Maintenance and capital outlay	$ 8,329,457
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	7.7%

Unmet Need

1. Deferred Maintenance	$16,670,611
2. Deferred Capital Outlays (major replacement such as roofs)	$48,578,000
3. Deferred Compliance with federal and state health and safety requirements	$ 1,250,000
TOTAL DEFERRED EXPENDITURES	$66,498,611

Priorities for Maintenance and Repair

1. Interior and exterior painting.
2. Roof repair.
3. Interior repairs.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Philadelphia, Pennsylvania

District Profile

Total Budget '82-'83 SchoolYear	$697,122,000
Number of Buildings	354
Budget for Maintenance and capital outlay	$ 11,150,700
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	1.1%

Unmet Need

1. Deferred Maintenance	$42,300,000
2. Deferred Capital Outlays (major replacement such as roofs)	$31,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 2,000,000
TOTAL DEFERRED EXPENDITURES	$75,300,000

Priorities for Maintenance and Repair

1. Roof maintenance.
2. Interior and exterior painting.
3. Heating and AC maintenance.

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Pittsburgh, Pennsylvania

District Profile

Total Budget '82-'83 SchoolYear	$204,000,000
Number of Buildings	100
Budget for Maintenance and capital outlay	$ 4,000,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	2.0%

Unmet Need

1. Deferred Maintenance	$ 6,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$20,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 3,000,000

TOTAL DEFERRED EXPENDITURES

$29,000,000

Priorities for Maintenance and Repair

1. Stairwell.
2. Roof.
3. Mechanical renovations (boilers and AC's).

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Portland, Oregon

District Profile

Total Budget '82-'83 SchoolYear	$195,987,520
Number of Buildings	119
Budget for Maintenance and capital outlay	$ 12,859,209
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	6.6%

Unmet Need

1. Deferred Maintenance	$52,700,000
2. Deferred Capital Outlays (major replacement such as roofs)	$28,500,000
3. Deferred Compliance with federal and state health and safety requirements	$ 823,000

TOTAL DEFERRED EXPENDITURES

$82,023,000

Priorities for Maintenance and Repair

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Rochester, New York

District Profile

Total Budget '82-'83 SchoolYear	$139,918,698
Number of Buildings	45
Budget for Maintenance and capital outlay	$ 6,015,462
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	4.3%

Unmet Need

1. Deferred Maintenance	$ 8,510,000
2. Deferred Capital Outlays (major replacement such as roofs)	$13,475,000
3. Deferred Compliance with federal and state health and safety requirements	$ 8,500,000

TOTAL DEFERRED EXPENDITURES

$30,485,000

Priorities for Maintenance and Repair

1. Roofing-$10,145,000.
2. Chimney repair-$540,000.
3. Exterior painting-$1,200,000.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

St. Louis City, Missouri

District Profile	
Total Budget '82-'83 SchoolYear	$138,000,000
Number of Buildings	140
Budget for Maintenance and capital outlay	$ 7,700,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	5.6%

Unmet Need	
1. Deferred Maintenance	$25,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$ 7,500,000
3. Deferred Compliance with federal and state health and safety requirements	0
TOTAL DEFERRED EXPENDITURES	$32,500,000

Priorities for Maintenance and Repair

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

San Francisco, California

District Profile

Total Budget '82-'83 SchoolYear	$208,000,000
Number of Buildings	128
Budget for Maintenance and capital outlay	$ 11,686,024
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	5.6%

Unmet Need

1. Deferred Maintenance	$14,478,000
2. Deferred Capital Outlays (major replacement such as roofs)	$7,000,000
3. Deferred Compliance with federal and state health and safety requirements	$6,000,000 (2 year period)

TOTAL DEFERRED EXPENDITURES

$27,478,000

Priorities for Maintenance and Repair

1. Plumbing
2. Glazing
3. Electrical repairs

Data collected by:

_____ National School Boards Association
_____ American Association of School Administrators
_____ Council of Great City Schools

Seattle, Washington

District Profile

Total Budget '82-'83 SchoolYear	$167,000,000
Number of Buildings	160
Budget for Maintenance and capital outlay	$ 13,500,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	8.1%

Unmet Need

1. Deferred Maintenance	$ 25,000,000
2. Deferred Capital Outlays (major replacement such as roofs)	$150,000,000
3. Deferred Compliance with federal and state health and safety requirements	$ 100,000

TOTAL DEFERRED EXPENDITURES

$175,100,000

Priorities for Maintenance and Repair

1. Roof repair.
2. Heating and air conditioning.
3. Modernization.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Toledo, Ohio

District Profile	
Total Budget '82-'83 SchoolYear	$112,000,000
Number of Buildings	80
Budget for Maintenance and capital outlay	$ 3,200,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	2.9%

Unmet Need	
1. Deferred Maintenance	$10,000,000*
2. Deferred Capital Outlays (major replacement such as roofs)	---*
3. Deferred Compliance with federal and state health and safety requirements	$ 500,000

TOTAL DEFERRED EXPENDITURES

$10,500,000

Priorities for Maintenance and Repair

1. Roof repair.
2. Mortar and brick repair.
3. Interior painting.

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools

Washington, D.C.

District Profile	
Total Budget '82-'83 SchoolYear	$306,000,000
Number of Buildings	201
Budget for Maintenance and capital outlay	$ 7,600,000
Percentage of Total '82-'83 Budget for Maintenance and Capital Outlays	2.5%

Unmet Need	
1. Deferred Maintenance	$30,000,000*
2. Deferred Capital Outlays (major replacement such as roofs)	---*
3. Deferred Compliance with federal and state health and safety requirements	NA

TOTAL DEFERRED EXPENDITURES

$30,000,000

Priorities for Maintenance and Repair

1. Roof repairs.
2. Room conversions and building code update.
3. Energy conservation

*Deferred maintenance and capital outlays.

Data collected by:

____ National School Boards Association
____ American Association of School Administrators
____ Council of Great City Schools